



**Zoning & Platting Commission  
October 1, 2013 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Cynthia Banks – Secretary  
Sean Compton  
Rahm McDaniel

Jason Meeker – Assist. Secretary  
Gabriel Rojas - Parliamentarian  
Patricia Seeger – Vice-Chair

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from September 17, 2013.

## C. PUBLIC HEARINGS

- 1. Zoning and Rezoning:** **C14-2013-0095 - 9405 Fourteen Tee Drive**  
Location: 9405 Fourteen Tee Drive, Bull Creek Watershed  
Owner/Applicant: Balcones Country Club Membership Association (David Dew)  
Agent: Hutson Land Planners (Duane Hutson)  
Request: RR, I-SF-2 to SF-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 2. Rezoning:** **C14-2013-0096 - 11512 Spicewood Parkway**  
Location: 11512 Spicewood Parkway, Bull Creek Watershed  
Owner/Applicant: Balcones Country Club Membership Association (David Dew)  
Agent: Hutson Land Planners (Duane Hutson)  
Request: RR to SF-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 3. Rezoning:** **C14-2013-0097 - 11300 Spicewood Parkway**  
Location: 11300 Spicewood Parkway, Bull Creek Watershed  
Owner/Applicant: Balcones Country Club Membership Association (David Dew)  
Agent: Hutson Land Planners (Duane Hutson)  
Request: RR to SF-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department
- 4. Rezoning:** **C14-2013-0098 - 9900 Mandeville Circle**  
Location: 9900 Mandeville Circle, Bull Creek Watershed  
Owner/Applicant: Balcones Country Club Membership Association (David Dew)  
Agent: Hutson Land Planners (Duane Hutson)  
Request: RR to SF-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

- 5. Zoning: C14-2013-0099 - Dessau Business Park Zonings**  
 Location: Tracts 1A and 1B: 13301-13409 Dessau Road, Gilleland Creek, Harris Branch Watersheds  
 Owner/Applicant: City of Austin-Planning and Development Review Department (Sherri Sirwaitis)  
 Request: I-RR to Tract 1A: MF-4, Tract 1B: GR-MU  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Development Review Department
- 6. Rezoning: C14-2013-0103 - 4845 Spicewood Springs Rezone**  
 Location: 4845 Spicewood Springs Road, Bull Creek Watershed  
 Owner/Applicant: Oar Investments LLC  
 Agent: Throter Design (A. Ron Throter)  
 Request: I-SF-3, LO to LO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Development Review Department
- 7. Resubdivision: C8-2013-0008.0A.SH - Resubdivision of Lot 10, Parmer Place Subdivision**  
 Location: 1500 E. Parmer Ln., Walnut Creek Watershed  
 Owner/Applicant: Dessau 38 Partners, Ltd. (John Lewis)  
 Agent: Longaro & Clarke (Alex Clarke)  
 Request: Approve the resubdivision of one lot into 2 lots on 19.689 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Planning and Development Review Department
- 8. Preliminary Plan: C8J-2012-0086 - Avana Phase 2 Preliminary Plan**  
 Location: 12131-1/2 Escarpment Boulevard, Slaughter Creek/Bear Creek Watersheds-Barton Springs Zone  
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohmen)  
 Agent: LJA Engineering & Surveying (John A. Clark)  
 Request: Approval of the Avana Phase 2 Preliminary Plan composed of 238.8 lots on 149.12 acres.  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department

- 9. Final Plat With Approved Preliminary Plan:** **C8-2013-0032.1A - The Retreat at Tech Ridge, Section One**  
 Location: 12422 Dessau Rd, Harris Branch/Walnut Creek Watersheds  
 Owner/Applicant: Oertli Family Partnership, LP, Joy Lyn Offield, Brenda Lee Oertli, Robin Elaine Oertli Heine  
 Agent: KB Home Lone Star, LP (John Zinsmeyer)  
 Request: Approval of the The Retreat at Tech Ridge, Section One composed of 96 lots on 29.37 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Planning and Development Review Department
- 10. Final Plat w/ Preliminary:** **C8-2013-0058.1A - Fort Dessau South**  
 Location: 13826 Dessau Road, Harris Branch Watershed  
 Owner/Applicant: John Fish  
 Agent: Gray Engineering, Inc. (Steve Bertke)  
 Request: Approval of the Fort Dessau South composed of 88 lots on 24.46 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat; Amended Plat:** **C8J-2013-0158.0A - Travis Landing No. 2, Phase 1; Amended Plat**  
 Location: Weletka Drive, Lake Travis Watershed  
 Owner/Applicant: Bartlett Sails, Inc. (John Bartlett)  
 Agent: Tom Groll Engineering (Tom J. Groll)  
 Request: Approval of the Travis Landing No. 2, Phase 1; Amended Plat composed of 1 lot on 1 acre  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 12. Revised Preliminary Plan:** **C8-85-104.01 - Scofield Farms, Phase 3, Section 2**  
 Location: Wingate Way, Walnut Creek Watershed  
 Owner/Applicant: James E. McCarn  
 Agent: Hanrahan Pritchard Engineering, Inc. (Lawrence M. Hanrahan)  
 Request: Approval of the Scofield Farms, Phase 3, Section 2 composed of 48 lots on 9.832 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 13. Final Plat; Previously Unplatted:** **C8-2013-0153.0A - West Oak Subdivision**  
 Location: 9101 Manchaca Road, Slaughter Creek Watershed  
 Owner/Applicant: Alma Jane Schnautz  
 Agent: Big Red Dog Engineering (Kaitlin Redmon)  
 Request: Approval of the West Oak Subdivision composed of 1 lot on 6.73 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 14. Preliminary Plan:** **C8J-2013-0148 - Tipco Subdivision**  
 Location: 1750 Far Gallant Drive, Bee Creek Watershed  
 Owner/Applicant: Steven J Dell Trust (Mary Sikora)  
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the Tipco Subdivision composed of 24 lots on 85.27 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 15. Final Plat:** **C8J-2013-0149.0A - Aguilera Subdivision**  
 Location: 15709 FM 812 Road, Maha Creek Watershed  
 Owner/Applicant: Maria Elena Aguilera  
 Agent: Hector Avila  
 Request: Approval of the Aguilera Subdivision composed of 6 lots on 14 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2013-0155.0A – Bennett Tract Resubdivision**  
 Location: 7200 Bluff Springs Road, South Boggy Creek Watershed  
 Owner/Applicant: South Austin I-35 Associates (Delbert C. Bennett)  
 Agent: Big Red Dog Engineering & Consulting (Russell Kotara)  
 Request: Approval of the Bennett Tract Resubdivision composed of 2 lots on 37.766 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Final Plat / With Preliminary:** **C8-2013-0092.1A - Springfield Section 2**  
 Location: East William Drive, Cottonmouth Creek, Marble Creek Watersheds  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
 Request: Approval of the Springfield Section 2 composed of 115 lots on 39.784 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

## **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.